

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
E/S Notchcliff Road, 1040 ft. S	* ZONING COMMISSIONER
of c/l Glen Arm Road	
11529 Notchcliff Road	* OF BALTIMORE COUNTY
11th Election District	
6th Councilmanic District	* Case No. 95-295-A
Margaret Nolan, et al	
Petitioners	*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Margaret Nolan, Darlene Nolan, Marlene Nolan and Nellie V. Nolan, property owners, for that property known as 11529 Notchcliff Road in northern Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a 12 ft. lot line setback in lieu of the required 50 ft. The relief is more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

ORDER FOR FILING  
 Date 3/28/95  
 By M. Nolan

MICROFILMED

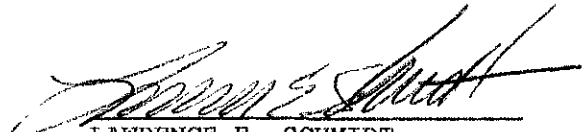
submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24<sup>th</sup> day of March, 1995 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a 12 ft. lot line setback in lieu of the required 50 ft. be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated March 13, 1995, attached hereto and made a part thereof.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 23, 1995

Ms. Margaret Nolan  
11529 Notchcliff Road  
Glen Arm, Maryland 21057

RE: Petition for Administrative Variance  
Case No. 95-295-A  
Property: 11529 Notchcliff Road  
Margaret Nolan, Darlene Nolan, Marlene Nolan and Nellie V. Nolan,  
Petitioners

Dear Ms. Nolan:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.



# Petition for Administrative Variance

95-295-A

## to the Zoning Commissioner of Baltimore County

for the property located at 11529 Notchcliff Road Glen Arm, MD  
which is presently zoned RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3.B.3. to permit a 12' lot line setback in lieu of 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Moving addition away from property line or off to southern end of the house would be closer to the approved well & septic system.
2. Rock outcropping exists to the south of the house.
3. Addition to south will increase cost not covered under loan agreement from Balto. Co..

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

None  
(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

None  
(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Margaret Nolan  
Margaret Nolan  
(Type or Print Name)

Darlene Nolan  
Darlene Nolan  
(Type or Print Name)

Signature

Marlene Nolan  
Marlene Nolan  
(Type or Print Name)

Nellie V. Nolan  
Nellie V. Nolan  
(Type or Print Name)

Signature

11529 Notchcliff Road  
Address

592-7017  
Phone No.

Glen Arm, Maryland  
City

State

21057  
Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County



REVIEWED BY: 2m2k DATE: 2/22/95

ESTIMATED POSTING DATE: 3/5/95



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 292



# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11529 Notchcliff Road  
address  
Glen Arm, Maryland 21057  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. House exists within 20 feet of property line.
2. Baltimore County Dept. of Environment has approved a well and septic system.  
Moving the addition to the south side of the house would move closer to this area. The well and septic can not be relocated on site.
3. A rock outcropping exists to the south of the house.
4. Other methods of construction would increase the cost and the County agency will not fund them.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Margaret Nolan  
Margaret Nolan  
(signature)

(type or print name)

Darlene Nolan  
Darlene Nolan



Marlene Nolan  
Marlene Nolan  
(signature)

(type or print name)

Nellie V. Nolan  
Nellie V. Nolan

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of February, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

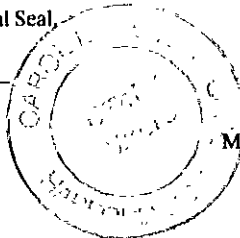
Margaret Nolan, Darlene Nolan, Marlene Nolan, Nellie V. Nolan

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

date

2/20/95



NOTARY PUBLIC

My Commission Expires:

7/96

MICROFILMED

95-295-A

Nolan Residence  
11529 Notchcliff Road  
Baltimore County, Maryland

HISTORY

The house has existed on this property for approximately 100 years. Lot size is one acre. The house has not a well or septic system. The Nolan family has been living in the house for approximately 70 years.

The Nolan's have applied for a low interest loan to drill a well and install a septic system. The well location and septic system have been approved by the County. Because of poor percolation and existing streams on both sides of the property the location of the septic system can not be moved on the site, (see enclosed site plan and approved septic system).

ZONING

The property is zoned RC5 with a restriction of a 50' setback along the rear building line. The existing house, northeast corner is 20 feet from the property line, (see site plan). The variance requested is to allow an one story addition to be built off the rear of the property. The rear corner of the addition would be 12 feet from the property line, (see site plan and floor plan).

HARDSHIP

Hardship involved in this case as follows:

1. The well and septic system can not be relocated on property.
2. A solid rock out-cropping exist to the southeast of the proposed addition. This could only be removed by blasting which would be costly and would damage the existing house and foundation.
3. Baltimore County Department of the Environment has designed and approved an experimental sewage disposal system for this dwelling. One of the parts of this system is a sand filtration compartment which the affluent liquid waste is circulated through before being released to a drain field. The top of this chamber is above grade and has a wooden covering top which is to open for cleaning and maintenance. The design criteria for this chamber requires that it be located as far as possible from the dwelling and the well location. Moving the addition to the south or west would bring the dwelling closer to this chamber, and present a health hazard to the occupants.
4. Department of County Development has approved a \$30,312.50 loan. This was an increase of \$10,312.50 from the original County commitment. The requirements of the County and State Department of Environment are now increasing the cost by an additional \$7,295.00 to a total of \$37,607.50. The County lending commitment and our ability to repay this amount of loan will not allow for additional cost increases.
5. The water and septic system to be installed will improve the health and well being of the homeowners. It will also improve the water quality of the surrounding area. To not install these systems will have the opposite affect.

page 2  
Nolan Residence

95-295-A

REFERENCE COUNTY AGENCIES

Mr. Richard Campbell  
Dept. of Community Development 887-2288

Mr. Robert Powell  
Dept. of the Environment 887-2762

Date: 2/20/95

Margaret L. Nolan  
Margaret L. Nolan

Date: 2/20/95

Darlene Nolan  
Darlene Nolan

Date: 2/20/95

Marlene Nolan  
Marlene Nolan

Date: 2/20/95

Nellie V. Nolan  
Nellie V. Nolan

95-295-A

ZONING DESCRIPTION

Zoning Description for 1152<sup>9</sup> Notchcliff Road  
Election District 11, Councilmanic district 6

Beginning at a point on the east side of Notchcliff Road, 1040 feet south of the centerline of Glen Arm Road, which is 24 feet in width. Lot is 820 feet from Notchcliff road on a gravel driveway. The deed is recorded in the Baltimore County land records Book number 10617, Folio number 257. North 20 degrees west 19  $\frac{2}{10}$  perches to a stone planted, thence south 69  $\frac{1}{4}$  degrees west 14  $\frac{1}{2}$  perches to a stone planted, thence south 32  $\frac{1}{2}$  degrees east 5  $\frac{3}{10}$  perches to a stone planted, thence south 63  $\frac{1}{4}$  degrees east 18  $\frac{8}{10}$  perches to the beginning. Containing 1 acre and 2 square perches, more or less.

# 292

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-295-11

District: 11th Date of Posting: 3/4/95

Posted for: Adm. Variance

Petitioner: Margaret Darlene Martens & Nellie V. Nolas

Location of property: 11529 Notchcliff Rd., E/S

Location of Signs: Facing road way on property being zoned dc

Remarks: \_\_\_\_\_

Posted by: [Signature] Date of return: 3/10/95  
Signature

Number of Signs: 1





Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

95-295-A

Account: R-001-6150

Number

Date 2/22/95

Item Number: 292

Taken In By: MCK

Nolan, Margaret - 11529 Notchcliff Rd

010 - Zoning Variance - \$50.00

080 - 1 sign posting - \$35.00

Total - \$85.00

WILLIAM MCKENNA

03A0340357MCKENNA

105.40

BA EOLP 39A802-22-75

Please Make Checks Payable To: Baltimore County

Cashier Validation



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 292

Petitioner: Margaret Nolan

Location: 11529 Notchcliff Road

**PLEASE FORWARD ADVERTISING BILL TO:**

NAME: Margaret Nolan

ADDRESS: 11529 Notchcliff Road

Glen Arm, MD 21057

PHONE NUMBER: 592-7017

AJ:ggs

MICROFILMED

(Revised 04/09/93)



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 2, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-295-A (Item 292)  
11529 Notchcliff Road  
E/S Notchcliff Road, 1040' S of c/l Glen Arm Road  
11th Election District - 6th Councilmanic  
Legal Owner(s): Margaret, Darlene, Marlene and Nellie V. Nolan

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before March 5, 1995. The closing date (March 20, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Margaret Nolan, et al

MICROFILMED





Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 13, 1995

Ms. Margaret Nolan  
Ms. Darlene Nolan  
11529 Notchcliff Road  
Glen Arm, Maryland 21057

RE: Item No.: 292  
Case No.: 95-295-A  
Petitioner: Margaret Nolan, et al

Dear Ms. Nolan:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 22, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".


W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director March 13, 1995  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson   
Development Coordinator, DEPRM

SUBJECT: Zoning Item #292 - Nolan Property  
11529 Notchcliff Road  
Zoning Advisory Committee Meeting of March 6, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Ground Water Management

The zoning variance approval is necessary in order to accommodate the proposed addition and installation of plumbing.

JLP:DL:TE:sp

NOLAN/DEPRM/TXTSBP

WILSON

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 03/08/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 291, 292, 293 AND 294.

RECEIVED

MAR 9 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

3-8-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \* 292 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:     Arnold Jablon, Director  
         Zoning Administration and  
         Development Management

DATE:   March 7, 1995

FROM:   Pat Keller, Director  
         Office of Planning and Zoning



SUBJECT:     Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item No. 292

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey M. Long*  
*Carol Keller*

Division Chief:

PK/JL

Nolan Residence - 11529 Notchditt Rd  
Baltimore County, Md. DIST. 11

## Pump Calculations

- ~ Flow - 8 perforations  $\times$  1.63 gpm = 13.04 gpm
- ~ Design Head = static Head + Friction Head + 2'

### I ~ static Head

A) Relative elevation of existing grade at pump chamber is 0'

~ chamber to be installed with top of tank at grade

~ pump elevation is  $0' - [80" (\text{height at tank}) - 4' (\text{thickness of bottom}) - 6" (\text{pump elev. above floor})] = -5.83'$

B) Relative elevation of existing grade at RSF is +1.75'

~ RSF to be installed 2' below grade therefore 1" laterals will be 1.33' above existing grade at RSF or relative elev of 3.08'

total static head =  $3.08' - (-5.83') = 8.91'$

### II Friction Head

~ 3" Force main 17.2' length

+ 3 - 90° Elbs = 10' each = 30'

+ 4 - 45° Elbs = 6' each = 24'

#292

+ reduction to 2" fitting = 3'

+ gate valve in pump chamber = 2'

Total = 76.2'

$$\text{Friction loss} = \frac{76.2'}{100'} \times (2.07) = 0.05'$$

~ 2" manifold 2' length

+ 2-90° Elbs = 7' each = 14'

+ 1 Tee = 10' each = 10'

~ Total 26'

$$\text{Friction loss} = \frac{26'}{100'} \times (0.35) = 0.09'$$

Total friction Head = 0.14'

$$\text{Total Design Head} = 0.14' + 8.91' + 2' = 11.05'$$

Inside dimensions of pumping chamber

$$41" \text{ wide } (3.42') \times 89" \text{ long } (7.42') = 25.38'$$

$$(7.45 \text{ gal/ft}^3)(25.38')(\text{depth of sew.}) = 70 \text{ gal dose}$$

$$\text{depth of sew.} = 0.37' = 4.5" \text{ dose}$$

70 gal dose = 4.5" vertical depth of  
sewage in pump chamber.

# SOIL DATA INFORMATION

LOCATION: 11529 Notch Cliff Rd

E.D. 6

DATE 11/17/94

SUBDIVISION: Nolan Residence

TESTER: Brunner

TEST PIT	LOT #	DRAW DOWN	DEPTH OF TEST	SOIL PROFILE
A				clay & Rock 0-3'
B		3 min	4 1/2'	clay 0-4 1/2', Bgn 4 1/2 - 10' water
C				clay 0-6 Bgn 6-10' water
D				clay + rock 0-6 water
				This 2 bedroom home has 4 rooms total.
				The proposed addition would add 1 bath and expand the kitchen so that the kitchen is eat in.
test A from Magsuman Property D-11				- Dense heavy loam 0-30" Bgn 30" - 7.5' water
				11/21/94
				Tom Ernst disapproves of proposed well location wishes to investigate placing it across stream -
				11/30/94 Inspected w/ Rob Powell, results are:
				1) Placement of well across stream is <u>not</u> possible due to inaccessability
				2) Recirculating sand filter system feeding into a sand lined trench, 5' deep for test B 6 1/2' deep for test C

SOILD/DEPRM/GWMADM

#292

to be considered - Discussed with Richard Campbell due to cost considerations.



BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
SOIL DESCRIPTION

SITE/LOCATION Notchcliff Rd. DATE 12/15/94 NO. B  
SOIL MAP UNIT \_\_\_\_\_ DESCRIBED BY Banner

GEOLOGIC MATERIAL

Horizon	Depth In.	Matrix	Color Mottles	Texture	Structure Grade Type	% Rock Fragments	Notes (Moisture, Density, Biopores, Seepage)
Ap	0-5"	10YR 3/6		SiL	mod crumb		
AB	5"-10"	10YR 4/6		L	mod SAB		moderate root structure
B <sub>1</sub>	10"-25"	10YR 6/6		SiL	mod/wk SAB		moderate root structure
B <sub>2</sub>	25"-31"	10YR 5/4		SL	weak SAB		sticky, weak root structure
C	32"-60"	10YR 5/8		LS	strong SAB	15%	gravelly

INFILTRATION TEST DATA - Depth of Test 60"

10 <sup>31</sup>	6"	11 <sup>03</sup>	5"	40"
10 <sup>39</sup>	5"	11 <sup>04</sup>	6" R	9 <sup>58</sup>
10 <sup>39</sup>	6" R	11 <sup>06</sup>	5"	10 <sup>30</sup>
10 <sup>49</sup>	5"			10 <sup>31</sup>
10 <sup>51</sup>	6" R			11 <sup>12</sup>
12 min RATE				< 42 min RATE

infiltration rate (min./in.)

WATER TABLE

LIMITING ZONE

B<sub>2</sub> 25-31"

LANDSCAPE

Position:

Summit

Shoulder

Terrace

Depression

Sideslope

Footslope

Upland

Floodplain

Slope: %

Shape

68 min RATE

Adjoining Property Owners

Tax Map 62

Pikeville Sportsman Club  
1 Alherton Road  
Timonium, Maryland 21093  
Tax #389

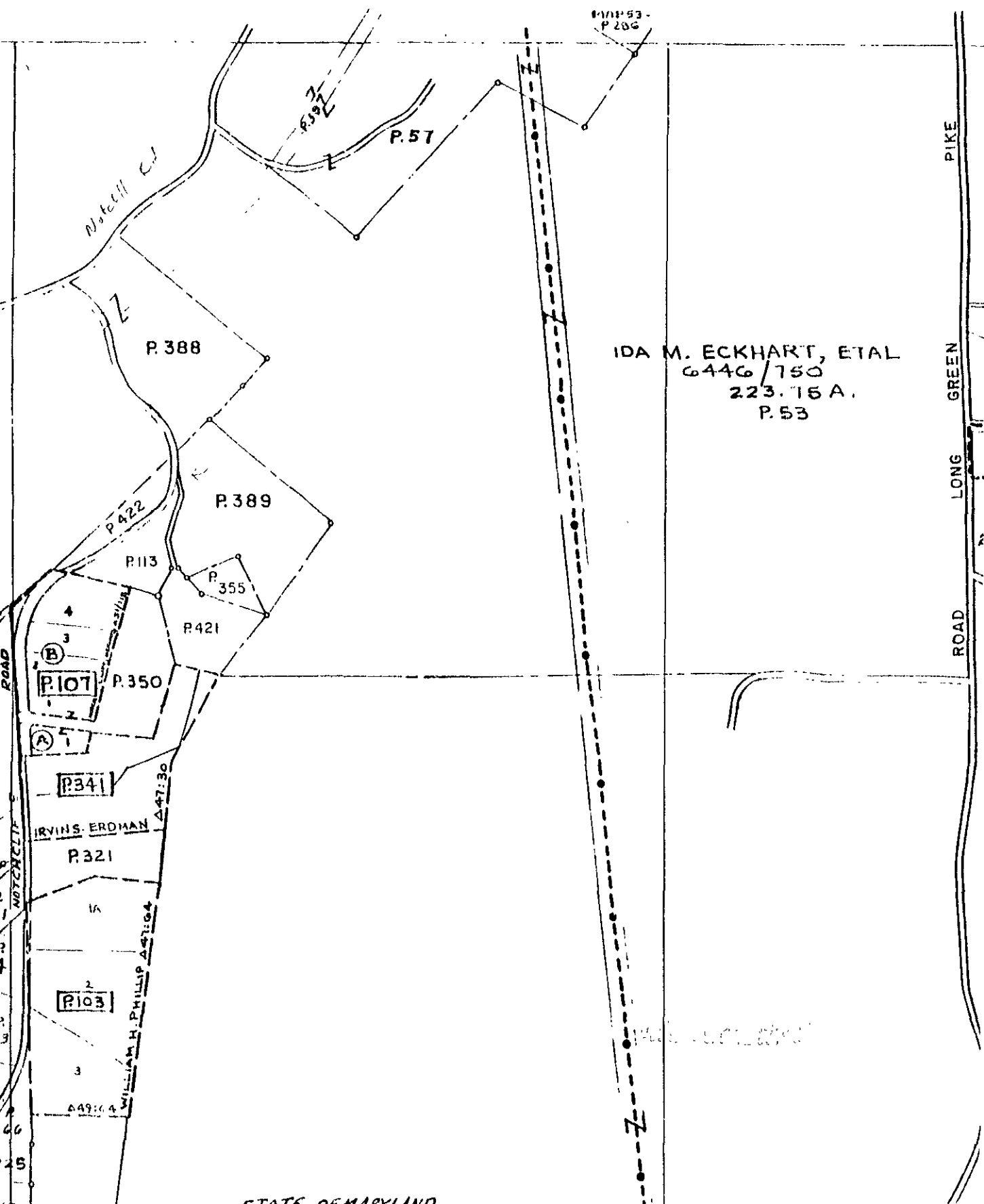
Helen & Arthur Magsamen  
4817 Bout Allen Road  
Baldwin, Maryland 21013  
Tax #421

Evelyn S. Bressler  
11908 Long Green Pike  
Glen Arm, Maryland 21057  
Tax # 53

Mark Berry  
11509 Notchcliff Road  
Glen Arm, Maryland 21057  
Tax #113

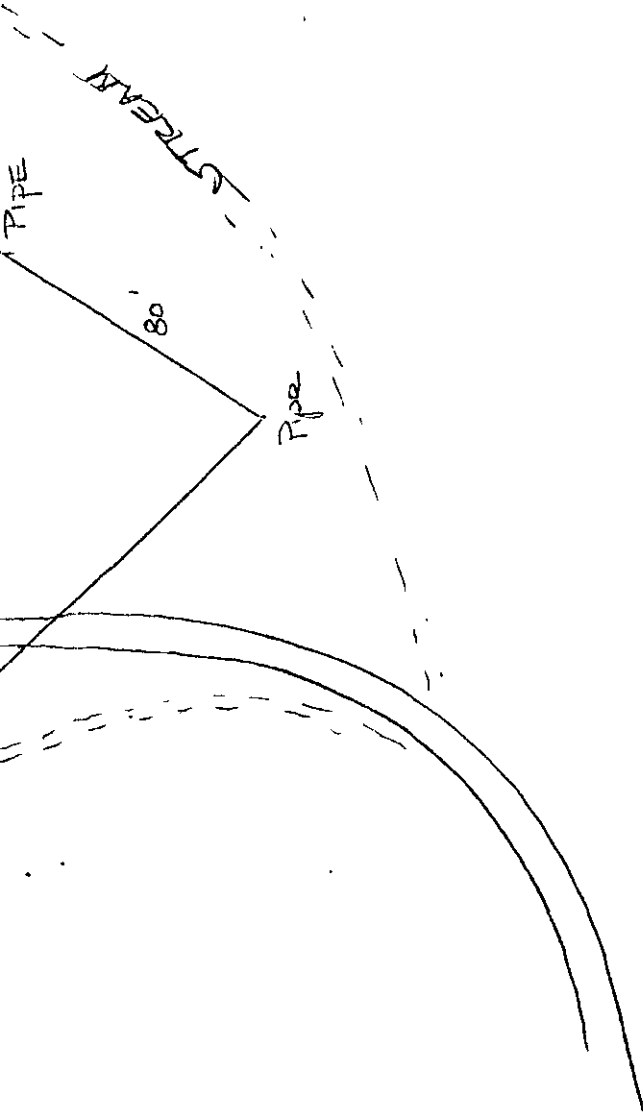
microfilm.

# 292

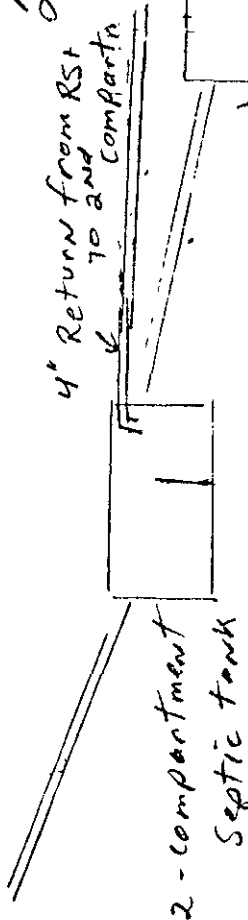


⊙ - denotes Perc test sites

SITE  
SEPTIC



Open  
2pc



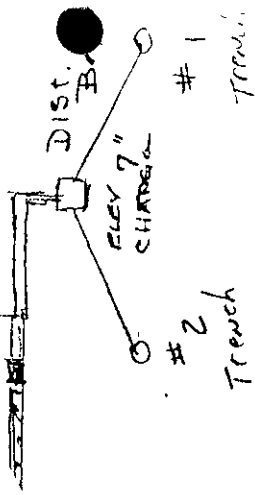
Existing grade  
at pump chamber Pump  
Relative Elev. 0 Chamber  
install top of pump chamber  
at grade.

#292

install bottom of sand  
filter 2' below grade

Existing Grade at sand  
filter Site Relative Elev.  
1.75' (21")

SAND FILTER



Existing grade at  
Dist. Box. - Relative elev. 0.3  
(4")

592-7017

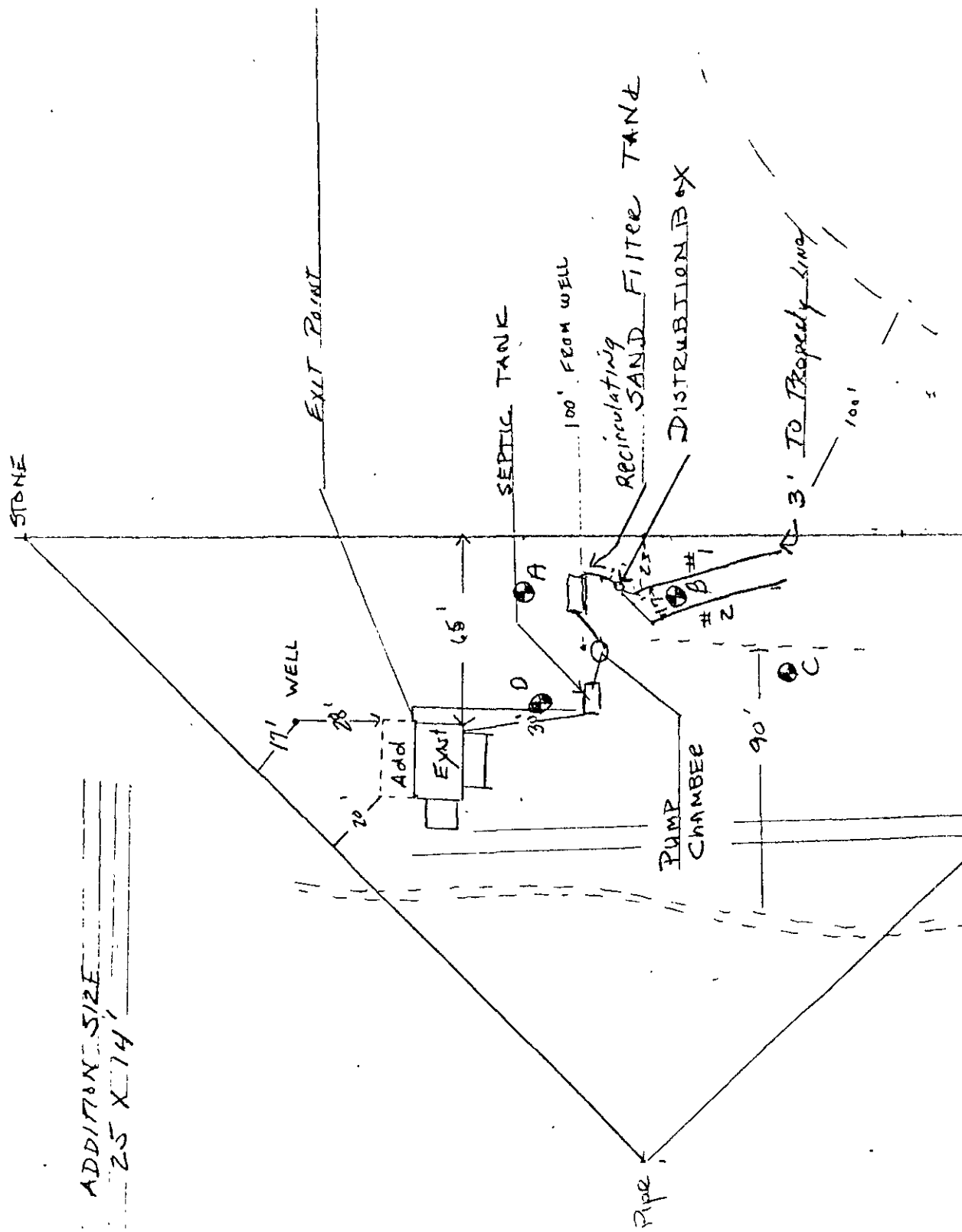
NOLAN RESIDENCE

77529 NOTCHCLIFF ROAD P 355 11<sup>TH</sup> ELECTION, 6<sup>TH</sup> COUNCILMANIC DISTRICT

SCALE 1" = 50' - 0"

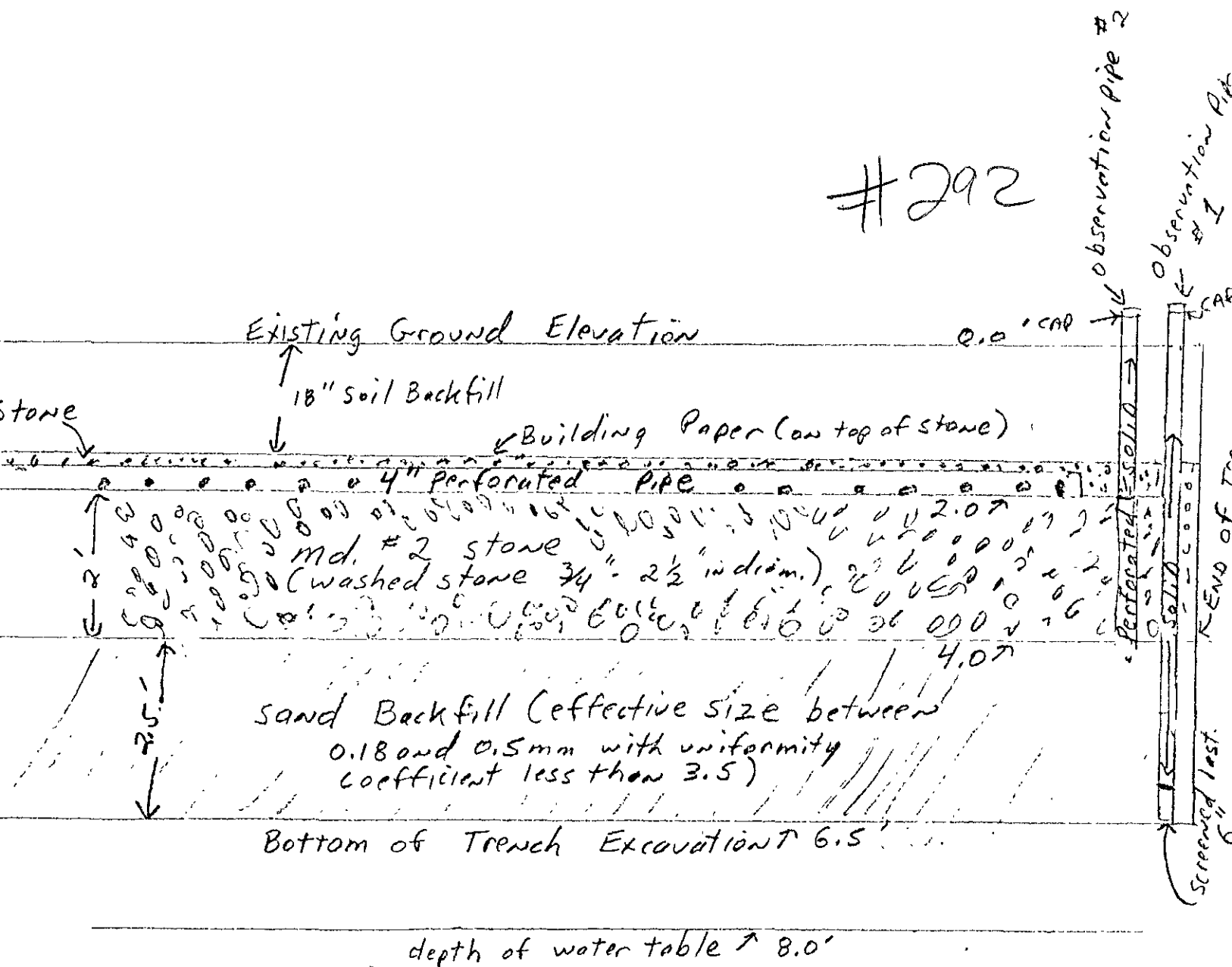
BALTIMORE CO. MD 21057

25X14



Nolan Residence  
 11529 Notchcliff Rd. Dist. 11  
 Baltimore County, Md.

#292



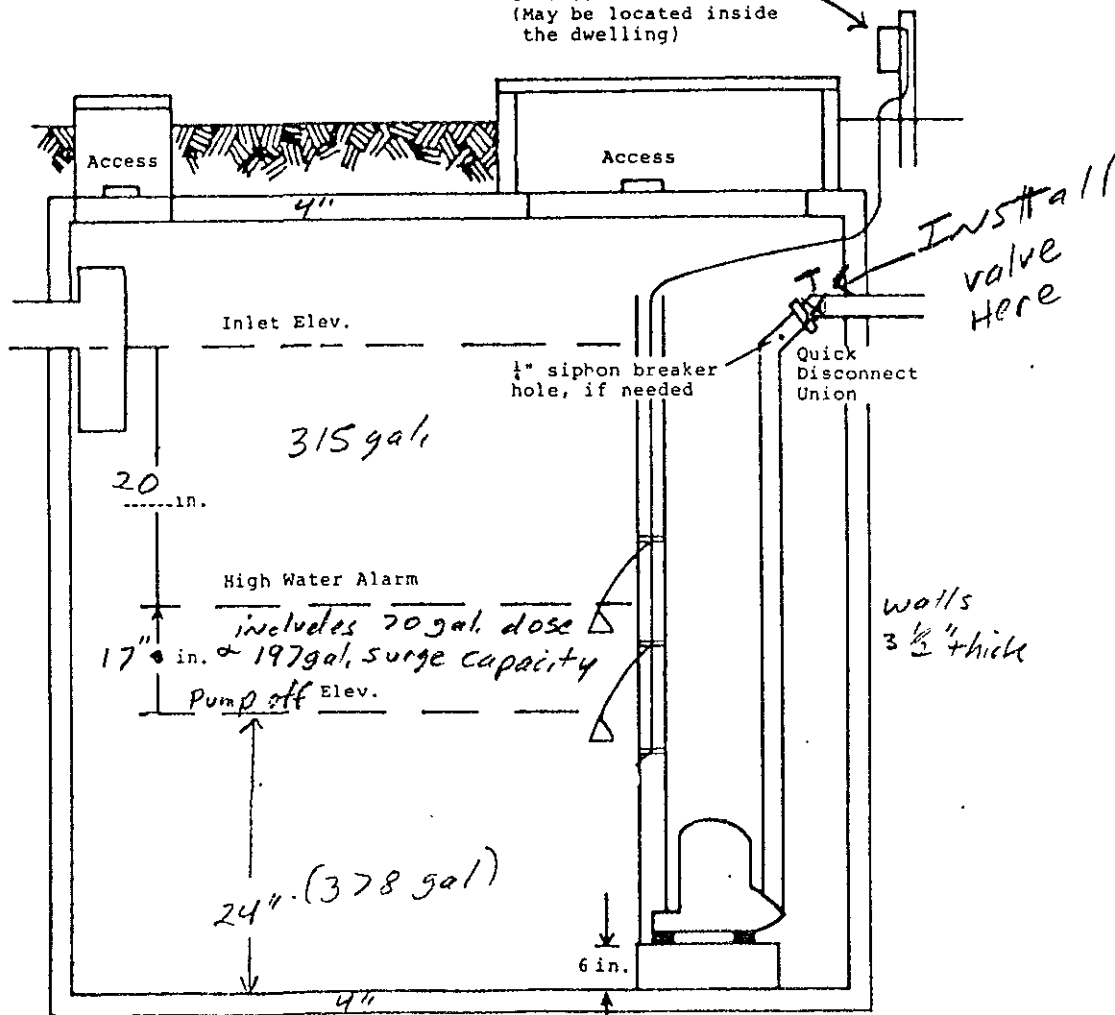
PROFILE OF SAND LINED TRENCHES  
 Scale 1" = 2'

MICROFILMED

PUMP CHAMBER DETAIL

1,000 gal. mid seam tank  
From Maryland Line Concrete

Control Box with Alarm  
(May be located inside  
the dwelling)



2" md. #2

Tank exterior measurements are  
4' x 8' x 80" high

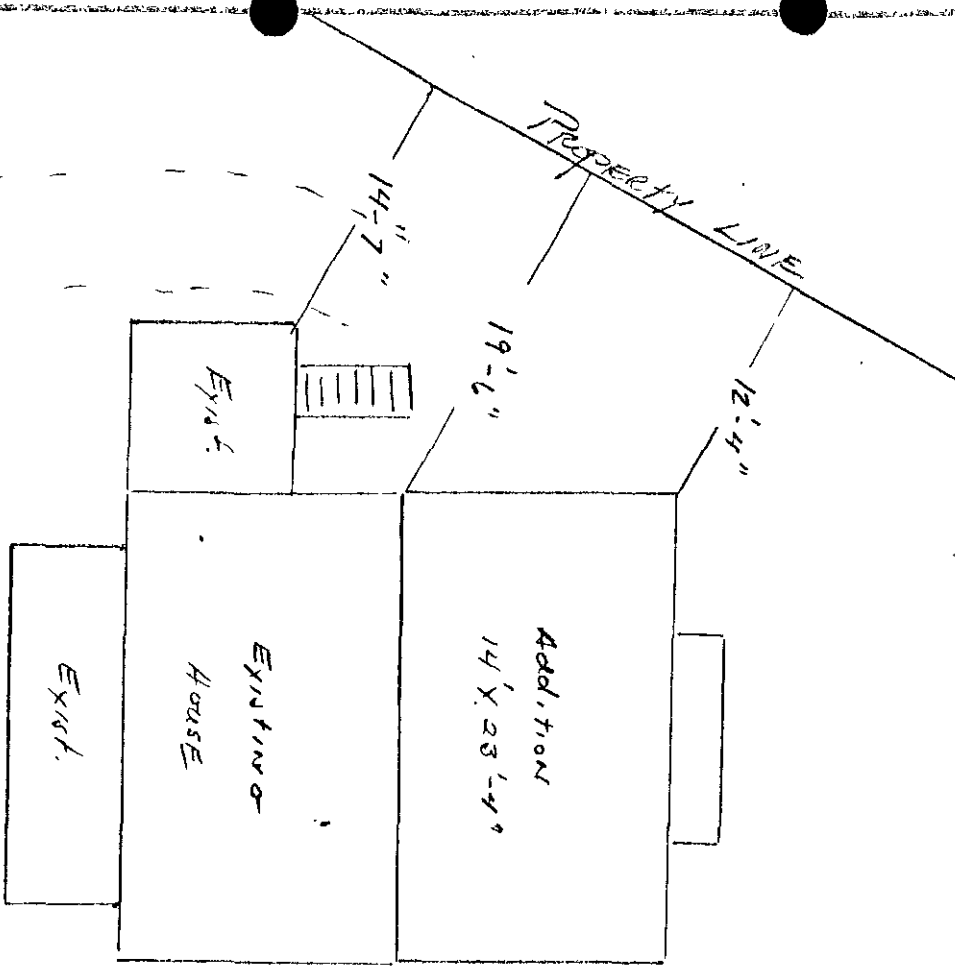
# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 11589 Watchchick Rd see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: N/A WELL

Plat book#       , folio#       , lot#       , section#       

OWNER: NOELAN 95-295-A



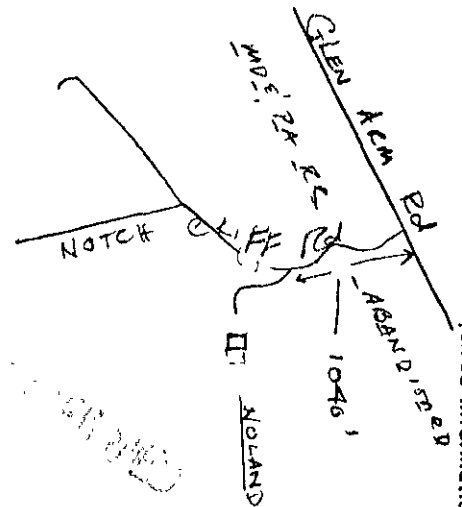
*Handwritten:* 11589, ZONE OUT-DEP



North  
date: 2/6/95  
prepared by: Robert Carter

Scale of Drawing: 1" = 10'-0"

*Handwritten:* Approved SEPTIC



Vicinity Map  
scale: 1"=1000'

## LOCATION INFORMATION

Election District: 11 1/2  
Councilmanic District: 6 7/8

1"=200' scale map#:

Zoning: RCS

Lot size: 1 acreage 44,000 square feet

Chesapeake Bay Critical Area: ☐ ☒  
Prior Zoning Hearings: NONE

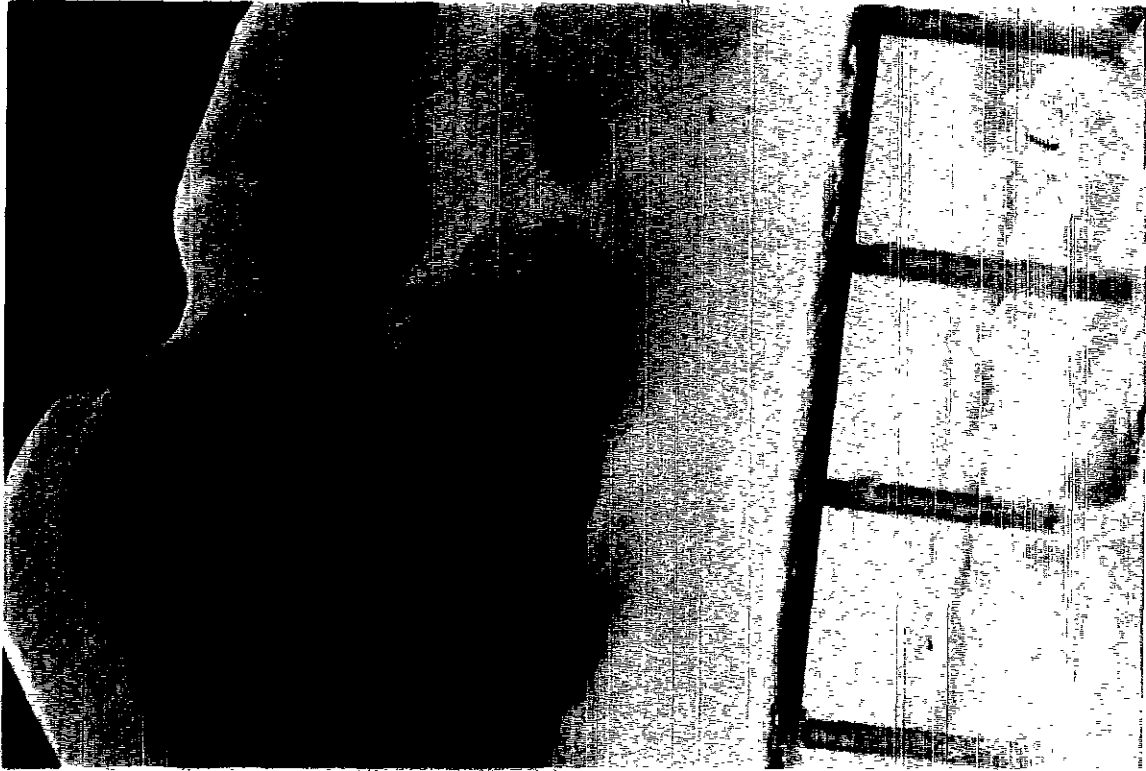
## Zoning Office USE ONLY!

reviewed by: MMK ITEM #: 292 CASE#:



Rock ledge

95-295-A



Well stake  
and rock  
ledge.



Spring  
head, right  
near house

95-295-A

Nolan House - Right Front - Rock to  
Left Rear



Rock ledge



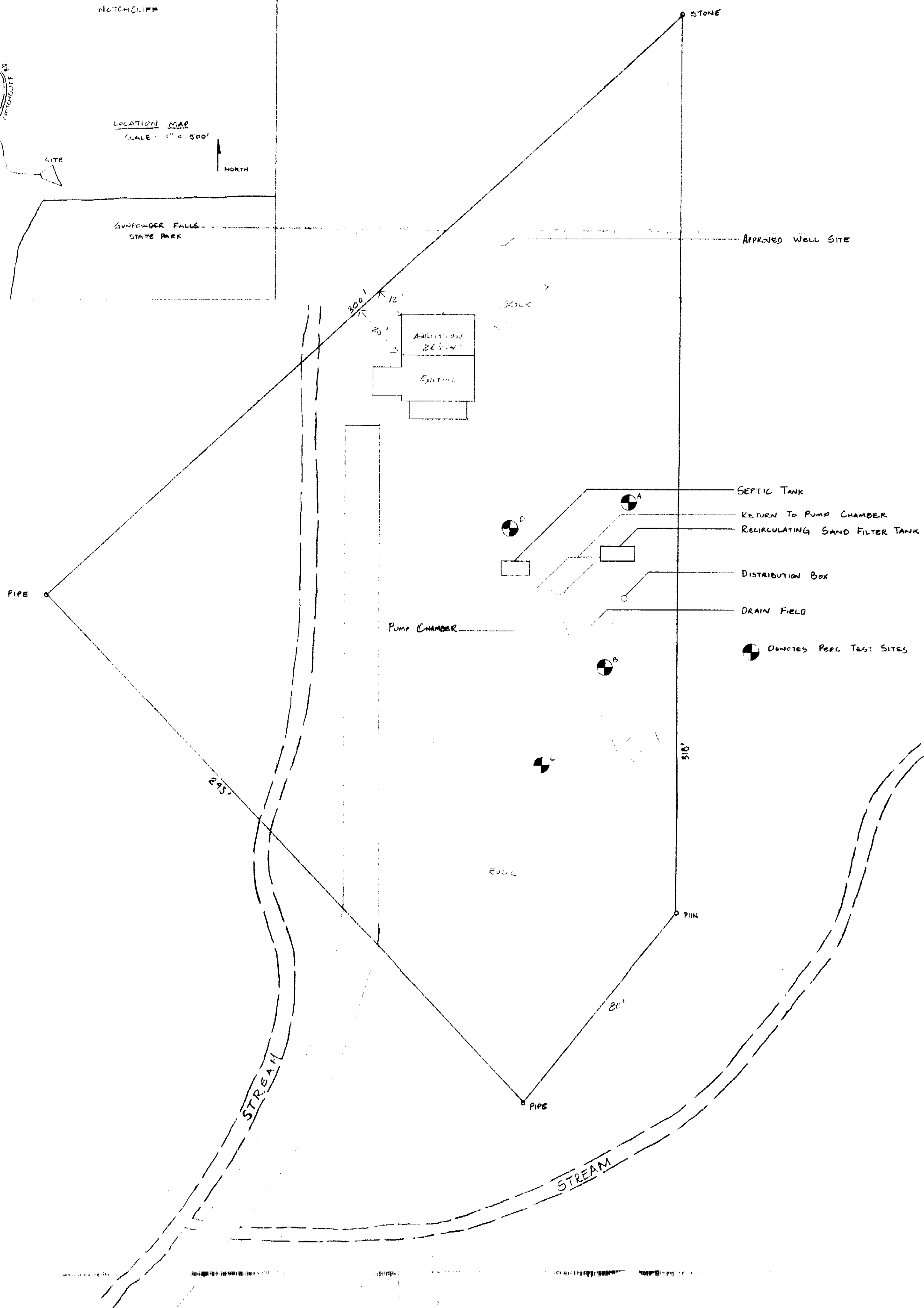
Rock ledge  
left rear.

95-295-A



Nolan House  
left point.  
Stream to  
left of Drive  
way.

MICROFILMED



95-295-A

DATE FEB. 15, 1995	REVISION			<b>PINEHURST</b> PINEHURST LANDSCAPE COMPANY LONG GREEN, MARYLAND 21092 (301) 592-6766 MICROFILMED
SCALE 1" = 20' 0"	DESIGNER			

# 292





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

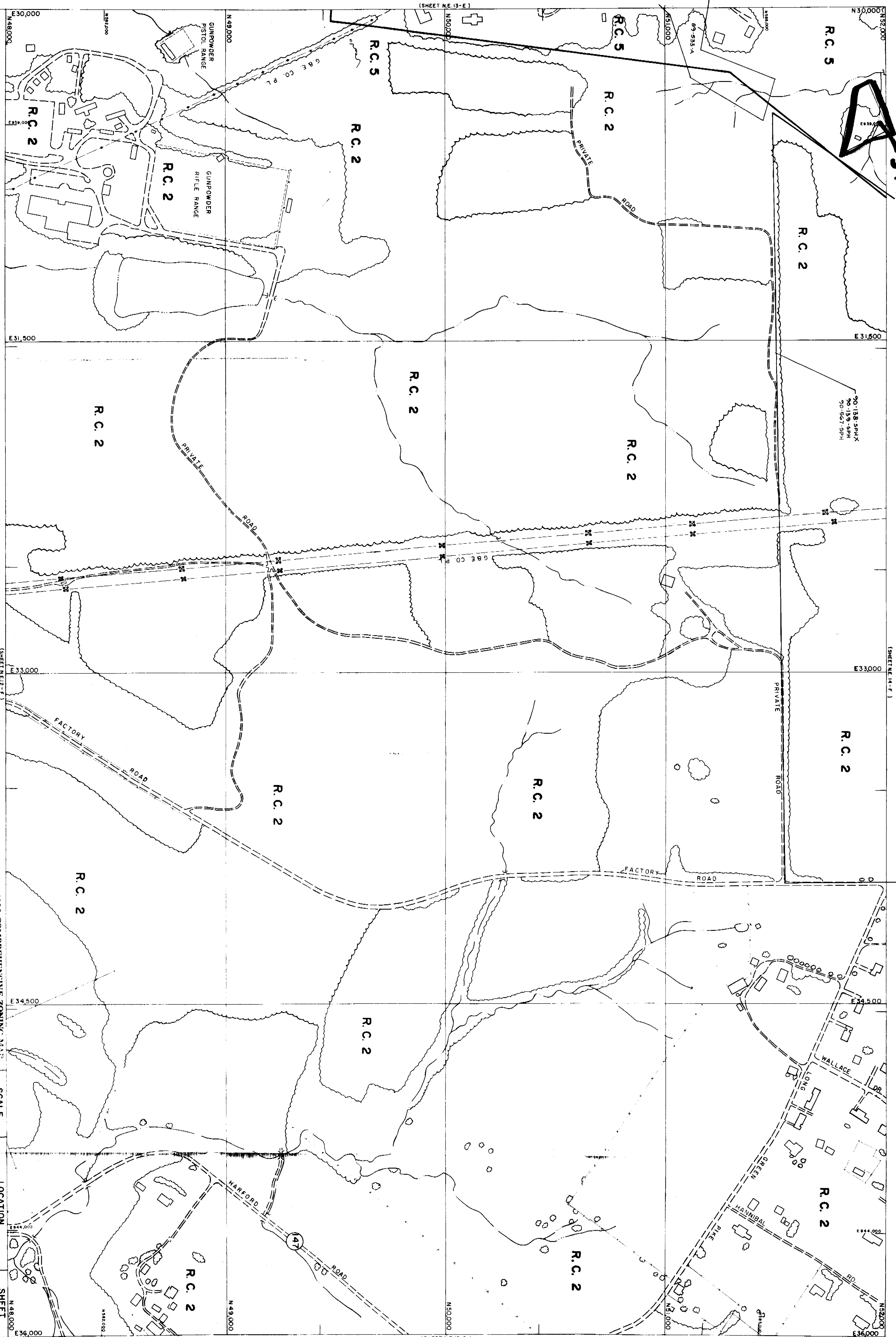
SCALE	LOCATION	SHEET
1" = 200' ±	WEST OF	13-F
DATE	GREENWOOD	
OF		
PHOTOGRAPHY		
JANUARY		
1986		

# 292

95-295-A



**site**



R-SE Q-SW  
R-NE Q-NW

**1988 COMPREHENSIVE ZONING MAP**  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
*John J. Heister*  
Chairman, County Council

**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**OFFICIAL ZONING MAP**

**1992 COMPREHENSIVE ZONING MAP**  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Bill Nos. 833-92, 834-92, 835-92, 836-92, 837-92, 838-92, 839-92  
*William J. Heister*  
Chairman, County Council

SCALE  
1" = 200' ±  
DATE OF PHOTOGRAPHY  
JANUARY 1986

LOCATION  
WEST OF GREENWOOD  
SHEET  
N.E.  
13-F

MICROFILMED  
**#292**

95-295-A



IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE E/S Notchcliff Road, 1040 ft. S of c/l Glen Arm Road 11529 Notchcliff Road 11th Election District 6th Councilmanic District Margaret Nolan, et al Petitioners

\* BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

\* Case No. 95-295-A

\* Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Margaret Nolan, Darlene Nolan, Marlene Nolan and Nellie V. Nolan, property owners, for that property known as 11529 Notchcliff Road in northern Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a 12 ft. lot line setback in lieu of the required 50 ft. The relief is more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of March, 1995 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a 12 ft. lot line setback in lieu of the required 50 ft. be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated March 13, 1995, attached hereto and made a part thereof.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING  
Date 3/24/95  
By [Signature]

-2-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 23, 1995

Ms. Margaret Nolan  
11529 Notchcliff Road  
Glen Arm, Maryland 21057

RE: Petition for Administrative Variance  
Case No. 95-295-A  
Property: 11529 Notchcliff Road  
Margaret Nolan, Darlene Nolan, Marlene Nolan and Nellie V. Nolan, Petitioners

Dear Ms. Nolan:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.

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on Recycled Paper



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11529 Notchcliff Road Glen Arm, MD  
which is presently zoned RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3. to permit a 12' lot line setback in lieu of 50'.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
1. Moving addition away from property line or off to southern end of the house would be closer to the approved well & septic system.
  2. Rock outcropping exists to the south of the house.
  3. Addition to south will increase cost not covered under loan agreement from Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)  
Margaret Nolan  
Darlene Nolan  
Marlene Nolan  
Nellie V. Nolan

Contract Purchaser/Lessee  
None  
(Type or Print Name)

Signature  
(Type or Print Name)

Address  
City State Zipcode

Attorney for Petitioner  
None  
(Type or Print Name)

Signature  
(Type or Print Name)

Address  
City State Zipcode

Phone No.  
Name Address and phone number of representative to be contacted

A Public Hearing having been requested and/or held to be requested, it is ordered by the Zoning Commissioner of Baltimore County, Inc., that the subject matter of this petition be set for a public hearing, advertised as required by the zoning regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

RECEIVED BY [Signature] DATE 2/22/95  
ESTIMATED POSTING DATE 3/5/95

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on Recycled Paper

Zoning Commissioner of Baltimore County

ITEM # 292

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 11529 Notchcliff Road  
Glen Arm, Maryland 21057  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. House exists within 20 feet of property line.
2. Baltimore County Dept. of Environment has approved a well and septic system. Moving the addition to the south side of the house would move closer to this area. The well and septic can not be relocated on site.
3. A rock outcropping exists to the south of the house.
4. Other methods of construction would increase the cost and the County agency will not fund them.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Margaret Nolan Darlene Nolan Marlene Nolan Nellie V. Nolan  
Margaret Nolan Darlene Nolan Marlene Nolan Nellie V. Nolan  
(Signatures)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of March, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Margaret Nolan, Darlene Nolan, Marlene Nolan, Nellie V. Nolan

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

24/30/95

Commission Expires: 7/96

CAROL ANN WATKINS  
NOTARY PUBLIC  
BALTIMORE COUNTY, MARYLAND

Nolan Residence  
11529 Notchcliff Road  
Baltimore County, Maryland

95-295-A

#### HISTORY

The house has existed on this property for approximately 100 years. Lot size is one acre. The house has not a well or septic system. The Nolan family has been living in the house for approximately 70 years.

The Nolan's have applied for a low interest loan to drill a well and install a septic system. The well location and septic system have been approved by the County. Because of poor percolation and existing streams on both sides of the property the location of the septic system can not be moved on the site, (see enclosed site plan and approved septic system).

#### ZONING

The property is zoned RC5 with a restriction of a 50' setback along the rear building line. The existing house, northeast corner is 20 feet from the property line, (see site plan). The variance requested is to allow an one story addition to be built off the rear of the property. The rear corner of the addition would be 12 feet from the property line, (see site plan and floor plan).

#### HARDSHIP

Hardship involved in this case as follows:

1. The well and septic system can not be relocated on property.
2. A solid rock out-cropping exist to the southeast of the proposed addition. This could only be removed by blasting which would be costly and would damage the existing house and foundation.
3. Baltimore County Department of the Environment has designed and approved an experimental sewage disposal system for this dwelling. One of the parts of this system is a sand filtration compartment which the effluent liquid waste is circulated through before being released to a drain field. The top of this chamber is above grade and has a wooden covering top which is to be open for cleaning and maintenance. The design criteria for this chamber requires that it be located as far as possible from the dwelling and the well location. Moving the addition to the south or west would bring the dwelling closer to this chamber, and present a health hazard to the occupants.
4. Department of County Development has approved a \$30,312.50 loan. This was an increase of \$10,312.50 from the original County commitment. The requirements of the County and State Department of Environment are now increasing the cost by an additional \$7,295.00 to a total of \$37,607.50. The County lending commitment and our ability to repay this amount of loan will not allow for additional cost increases.
5. The water and septic system to be installed will improve the health and well being of the homeowners. It will also improve the water quality of the surrounding area. To not install these systems will have the opposite affect.

page 2  
Nolan Residence

95-295-A

#### REFERENCE COUNTY AGENCIES

Mr. Richard Campbell  
Dept. of Community Development 887-2288

Mr. Robert Powell  
Dept. of the Environment 887-2762

Date: 2/20/95

Margaret L. Nolan

Date: 2/20/95

Darlene Nolan

Date: 2/20/95

Marlene Nolan

Date: 2/20/95

Nellie V. Nolan

Margaret L. Nolan

#### ZONING DESCRIPTION

Zoning Description for 11529 Notchcliff Road  
Election District 11, Councilmanic district 6

Beginning at a point on the east side of Notchcliff Road, 1040 feet south of the centerline of Glen Arm Road, which is 24 feet in width. 10c is 820 feet from Notchcliff road on a gravel driveway. The deed is recorded in the Baltimore County land records Book number 10617, Folio number 257. North 20 degrees west 19 2/10 perches to a stone planted, thence south 69 1/4 degrees west 14 1/2 perches to a stone planted, thence south 32 1/2 degrees east 5 3/10 perches to a stone planted, thence south 63 1/4 degrees east 18 8/10 perches to the beginning. Containing 1 acre and 2 square perches, more or less.

# 292



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: 3/14/95  
Posted for: Ms. Margaret Nolan  
Petitioner: Mrs. S. B. Nelson, Mrs. L. M. L. Nolan  
Location of property: 11529 Notchcliff Rd., Pk  
Location of Sign: Along road by property line, 200 ft  
Remarks:  
Posted by: [Signature] Date of return: 3/19/95  
Number of Signs: 1



Baltimore County Government  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R 001-8150

Number

Item Number: 292  
Taken In By: MDK

Date: 2/22/95

Nolan, Margaret - 11529 Notchcliff Rd  
010 - Zoning Variance - \$50.00  
080 - Sign permit - \$35.00  
Total - \$85.00

USPS 390-100-1000  
94-001-127-000-000-95  
Please Make Checks Payable To: Baltimore County

185.00

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 292

Petitioner: Margaret Nolan

Location: 11529 Notchcliff Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Margaret Nolan

ADDRESS: 11529 Notchcliff Road

Glen Arm, MD 21057

PHONE NUMBER: 542-7017

AJ:ggs

(Revised 04/09/93)



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Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 2, 1995

**NOTICE OF CASE NUMBER ASSIGNMENT**

Re: CASE NUMBER: 95-295-A (Item 292)

11529 Notchcliff Road

6/5 Notchcliff Road, 1040' S of c/l Glen Arm Road

11th Election District - 6th Councilmanic

Legal Owner(s): Margaret, Darlene, Marlene and Nellie V. Nolan

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before March 5, 1995. The closing date (March 20, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

[Signature]

Arnold Jablon  
Director

cc: Margaret Nolan, et al

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on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 13, 1995

Ms. Margaret Nolan  
Ms. Darlene Nolan  
11529 Notchcliff Road  
Glen Arm, Maryland 21057

RE: Item No.: 292

Case No.: 95-295-A

Petitioner: Margaret Nolan, et al

Dear Ms. Nolan:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 22, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

[Signature]  
A. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director March 13, 1995  
Zoning Administration and  
Development Management  
FROM: J. Lawrence Pilsen  
Development Coordinator, DEPRM  
SUBJECT: Zoning Item #292 - Nolan Property  
11529 Notchcliff Road  
Zoning Advisory Committee Meeting of March 6, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Ground Water Management

The zoning variance approval is necessary in order to accommodate the proposed addition and installation of plumbing.

JLP:DL:TE:sp

NOLAN/DEPRM/TXTSBP

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 03/08/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 291, 292, 293 AND 294.

RECEIVED  
MAR 9 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed on Recycled Paper



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

3-8-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \* 292 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

[Signature]  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 7, 1995  
Zoning Administration and  
Development Management  
FROM: Pat Keller, Director  
Office of Planning and Zoning  
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item No. 292

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: [Signature]

Division Chief: [Signature]

PK/JL

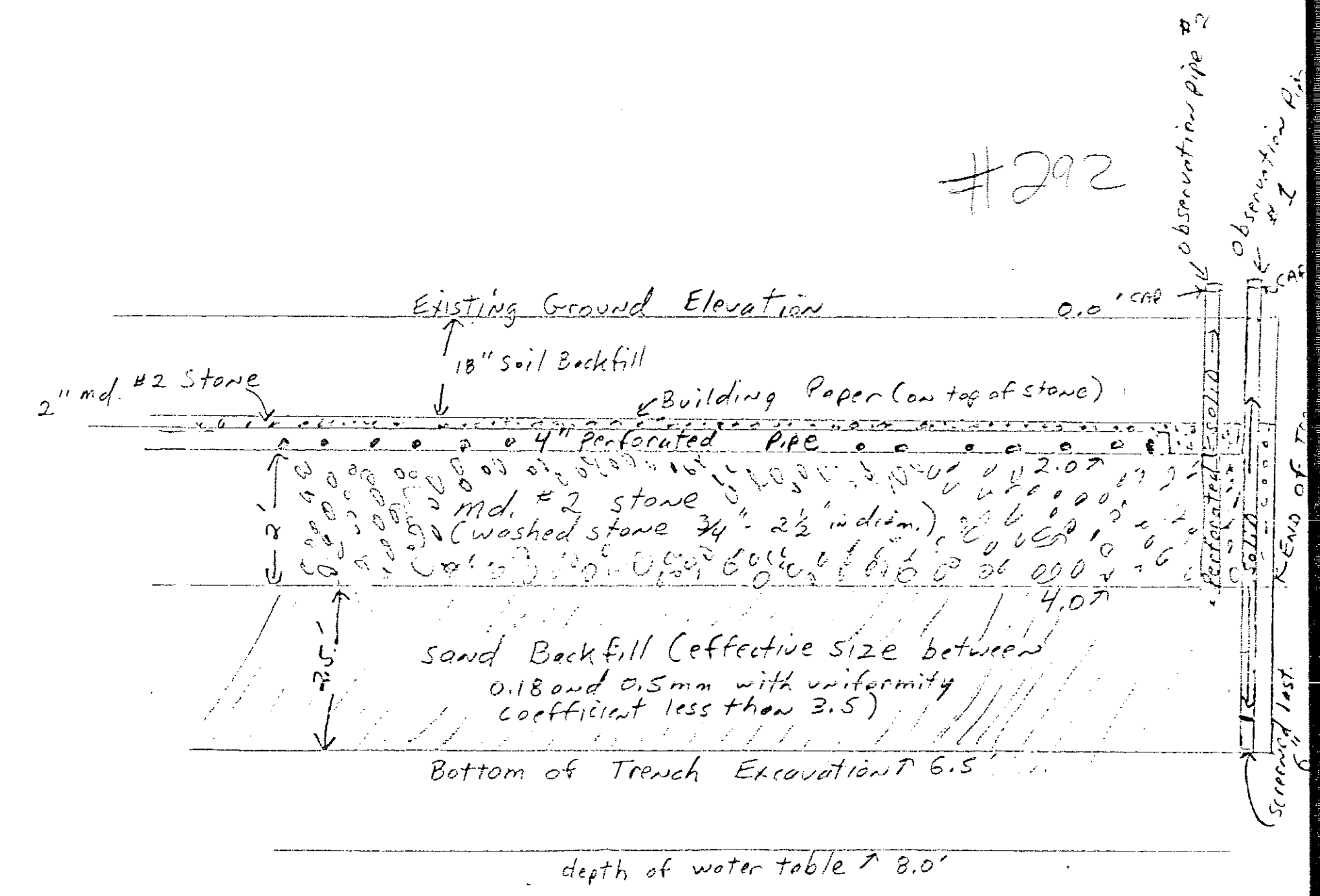
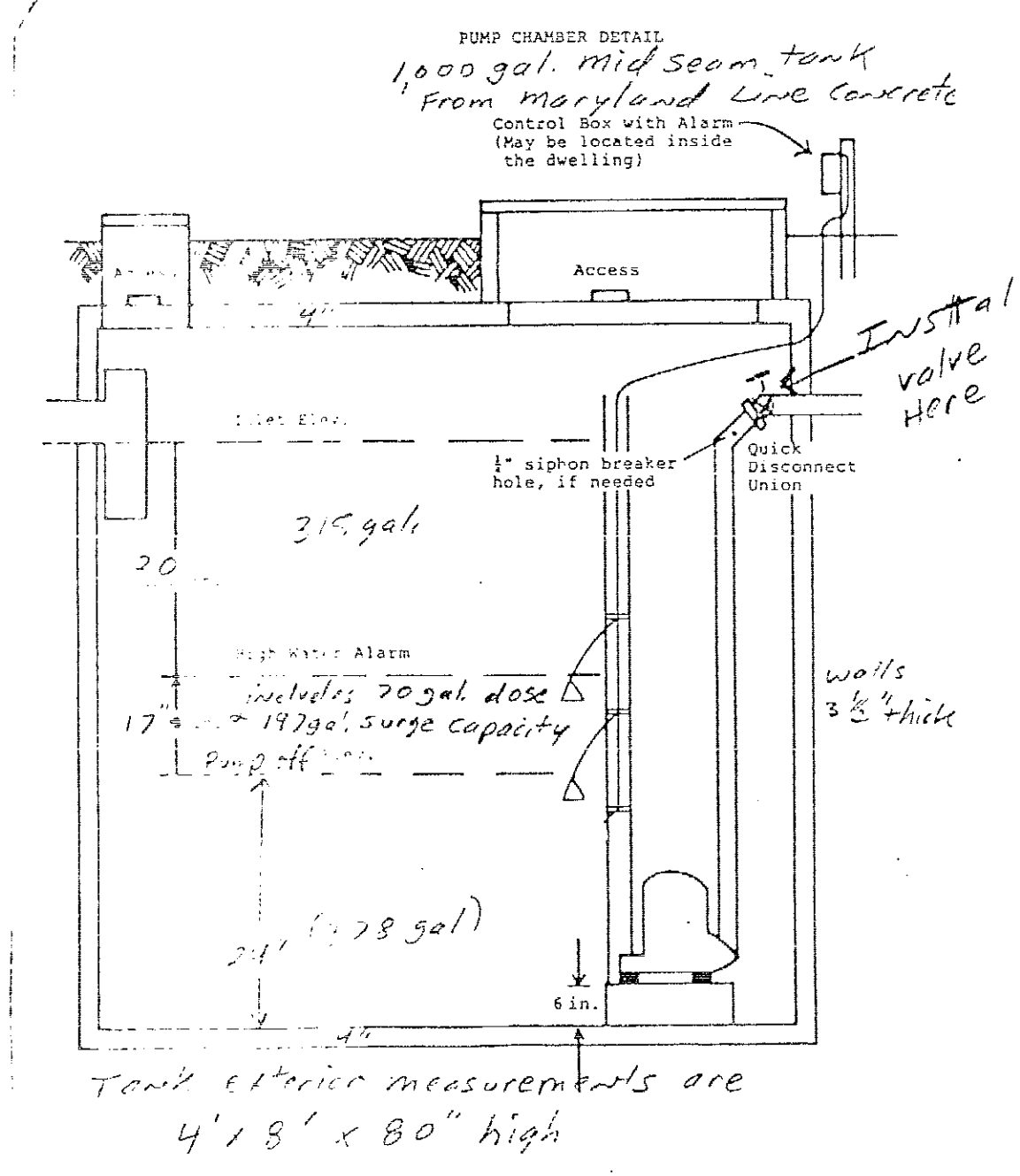
ITEM292/PZOMB/TEXTJVL



# 292



Nolan Residence  
 11529 Notchcliff Rd. Dist 11  
 Baltimore County, Md.



PROFILE OF SAND LINED TRENCHES  
 Scale 1"=2'

**Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing**

PROPERTY ADDRESS: 11529 Notchcliff Rd. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: N/A WELL

plat book: folio: lot: section: 95-295-A

OWNER: NOLAN

**LOCATION INFORMATION**

Election District: 113

Councilmanic District: 67

1"=200' scale map: 205

Lot size: 1 acreage 24,000 square feet

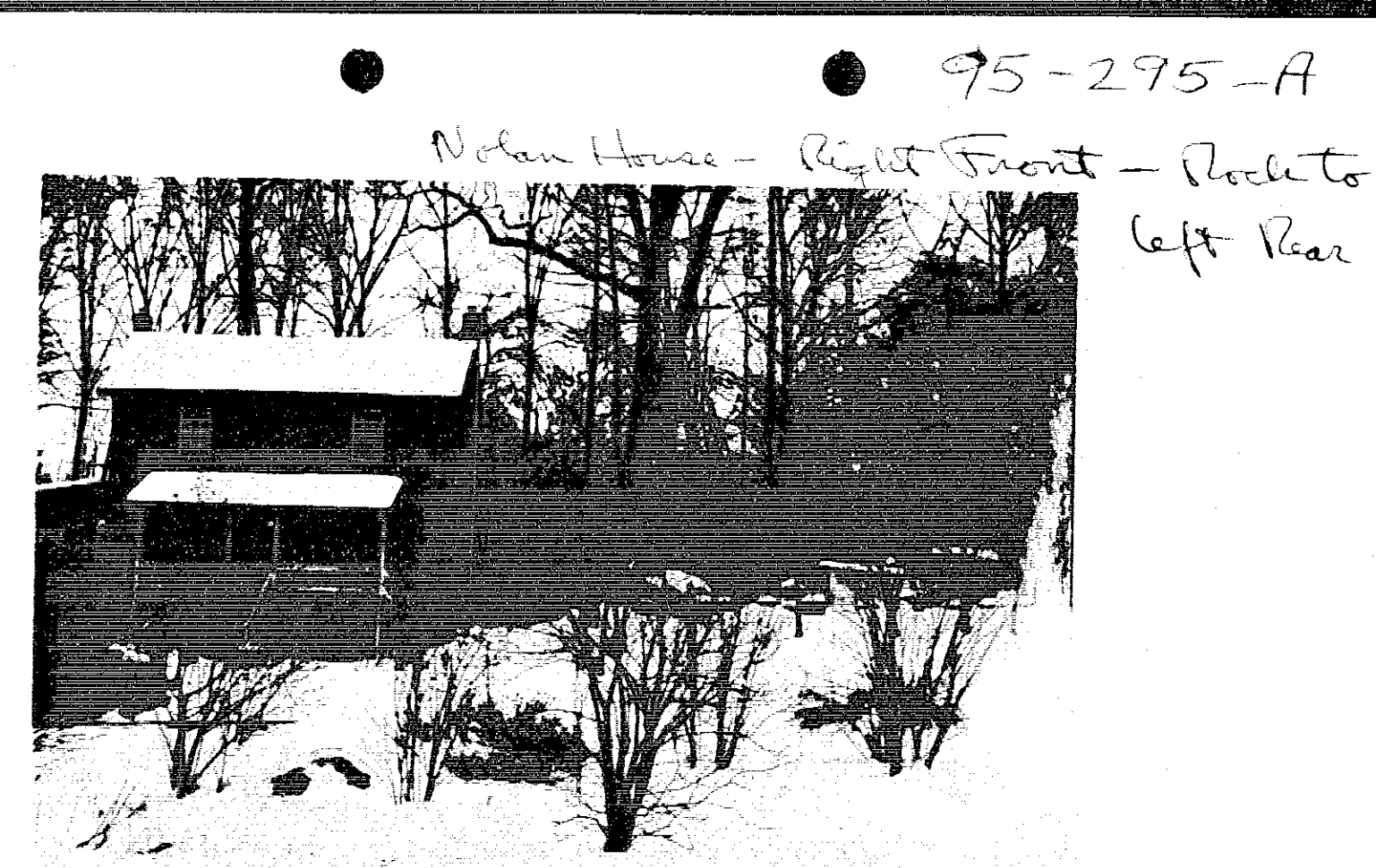
**SEWER:** ☐ **WATER:** ☐

Chesapeake Bay Critical Area: NONE

Prior Zoning Hearings: NONE

**Zoning Office USE ONLY!**

reviewed by: 2256 ITEM #: 242 CASE#:



95-295-A  
 Nolan House - Right Front - Rock to left rear



Rock ledge



Rock ledge left rear.



95-295-A  
 Nolan House left front. Stream to left of Drive way.

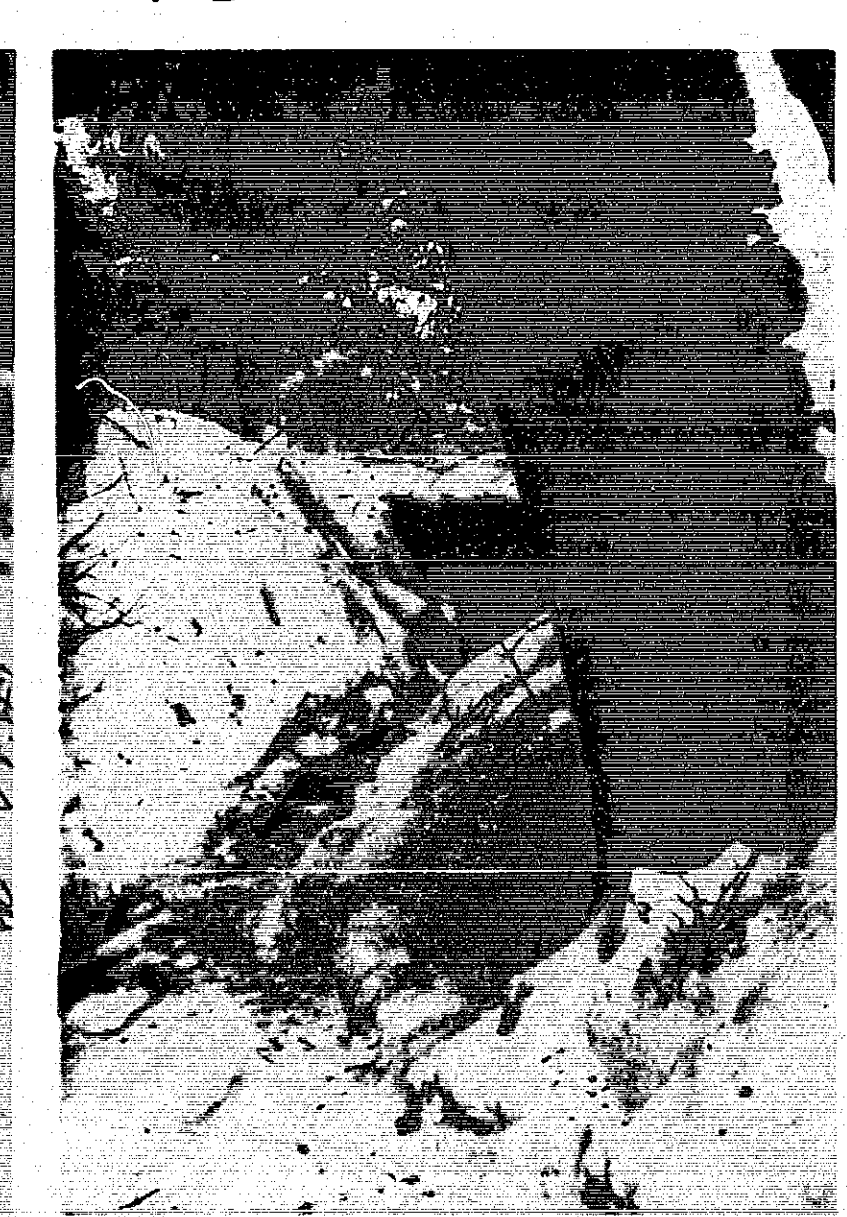
95-295-A



Rock ledge

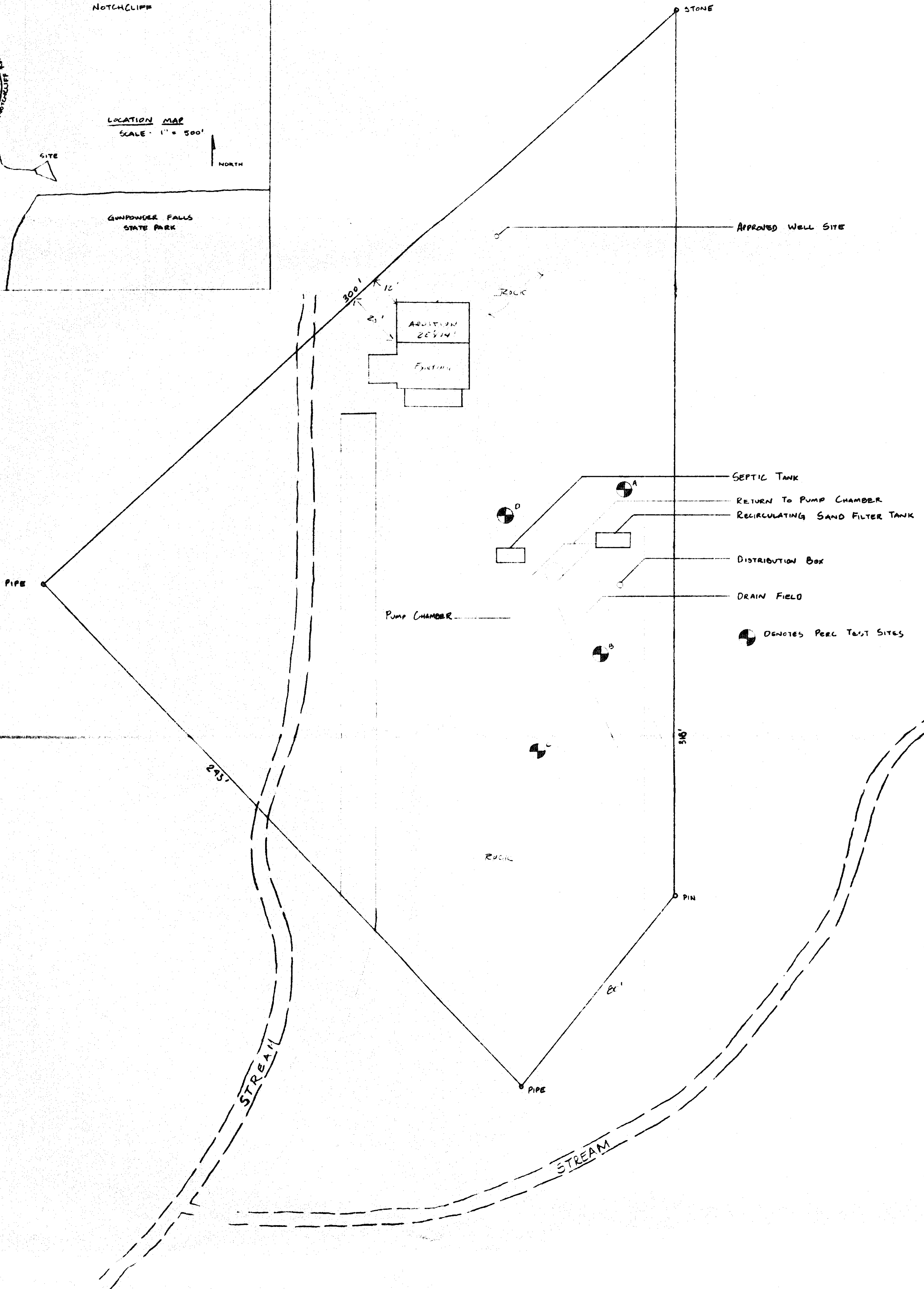
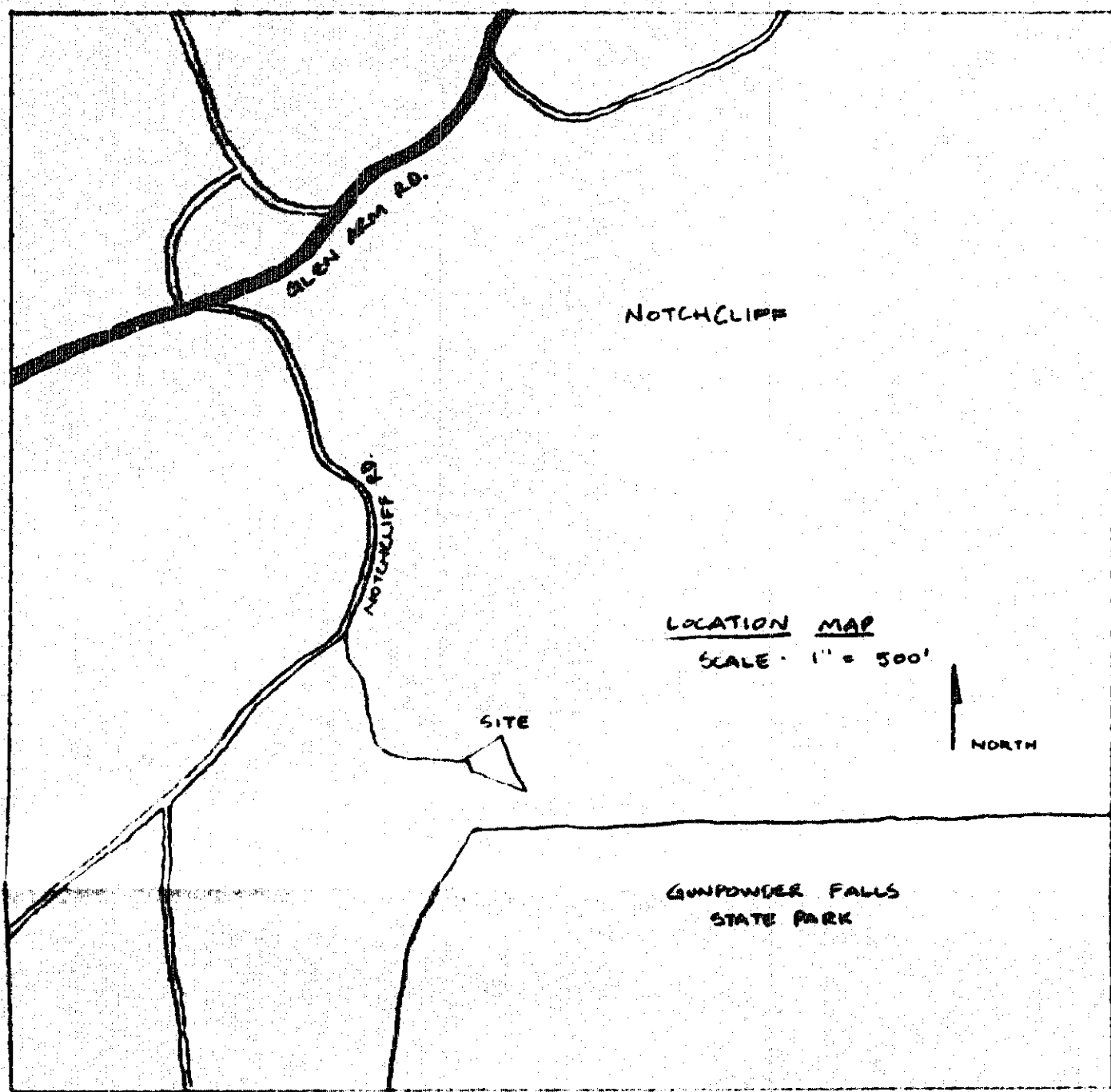


Rock ledge and rock ledge.



Spring head, Right hand corner





95-295-A

DATE FEB. 15, 1995

REVISION

SCALE 1" = 20' 0"

DESIGNER

NOLAN RESIDENCE

11529 NOTCHCLIFF RD.



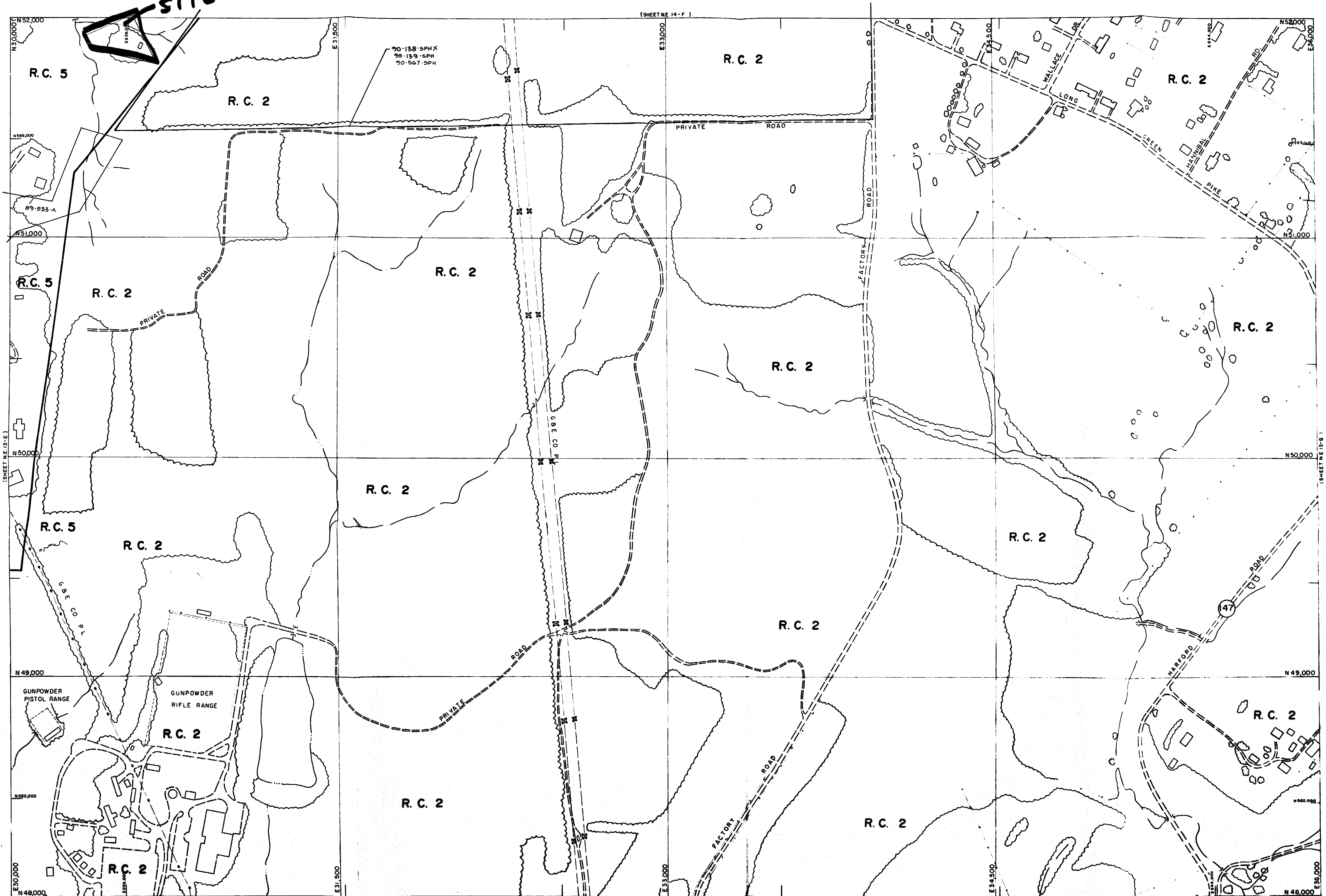
**PINEHURST**

PINEHURST LANDSCAPE COMPANY  
LONG GREEN, MARYLAND 21092  
(301) 592-6766

# 292



SITE



R-SE Q-SW  
R-NE Q-NW

~~1988 COMPREHENSIVE ZONING MAP~~  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Bill Nos. 144-88, 146-88, 147-88, 148-88, 149-88, 150-88  
*John F. Hall*  
Chairman, County Council

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Bill Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92  
*William L. Howard IV*  
Chairman, County Council

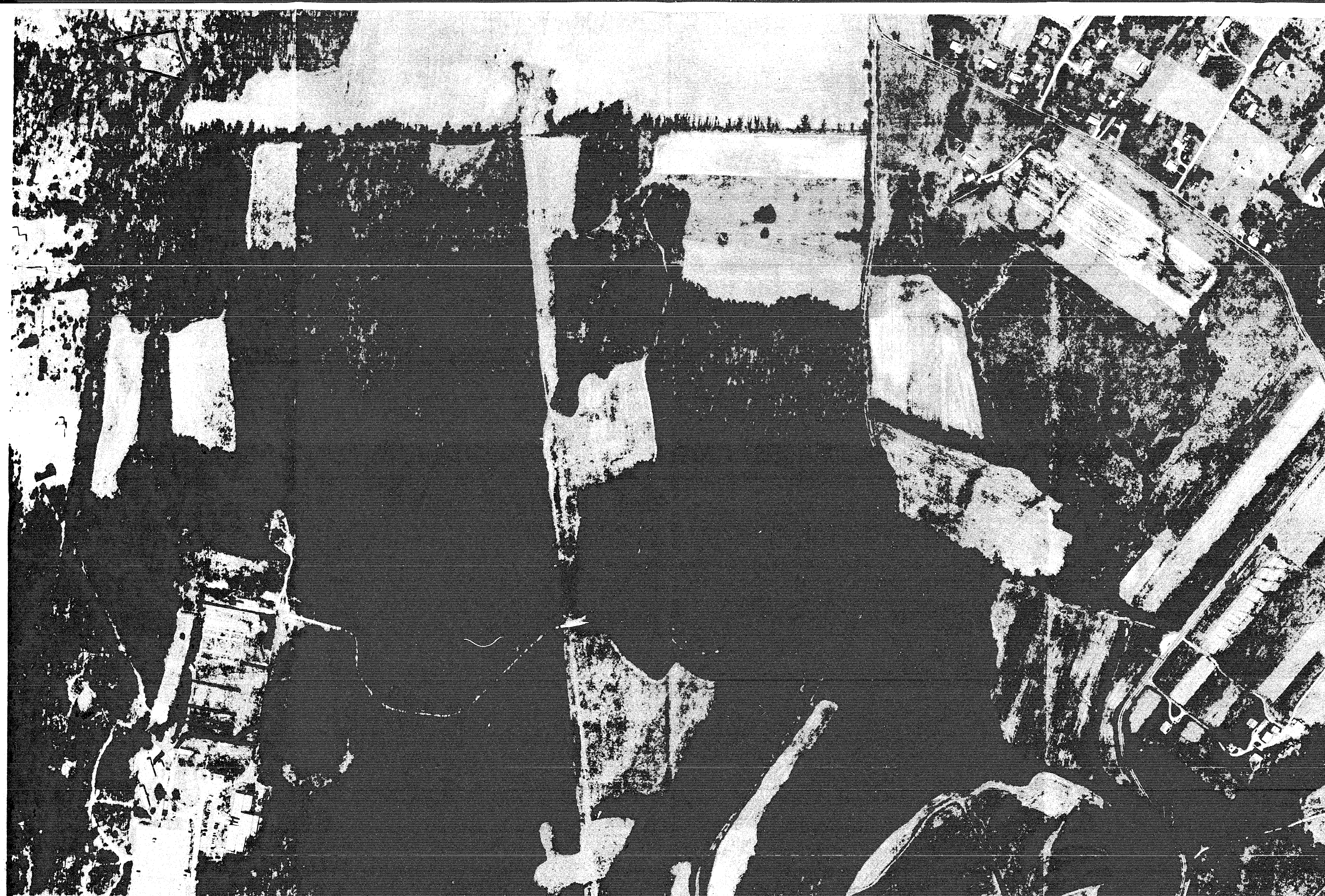
SCALE	LOCATION	SHEET
1" = 200' ±	WEST OF GREENWOOD	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986		13-F

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

#292

95-295-A





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	WEST OF GREENWOOD	N.E. 13-F
DATE OF PHOTOGRAPHY JANUARY 1986	# 292	

95-295-A